

DISTRICT VI ADVISORY BOARD
Minutes

Wednesday
February 18, 2004
7:00 p.m.

Evergreen Neighborhood Center
2700 N. Woodland
Lounge Clubroom

The District VI Advisory Board Meeting was held at 7:00 P.M. at Evergreen Recreation club lounge room. In attendance was the District VI City Council Member, eight (8) District Advisory Board Members 4 (four)-city staff, and eighteen (18) citizens. Approximately (30) were in attendance.

Members Present

Council Member Sharon Fearey
Rosalie Bradley
Paul Daemen
Bickley Foster
Sandra Whittington
Maurine Willis
Bob Wine
Dick Rumsey
Bob Schreck

Member Absent

Daniel Ramirez - youth
Rick Shellenbarger
Jaya Escobar
Annie Best

Guests

Listed at end

Staff

Donna Goltry, Planner
Terri Dozal, Neighborhood Assistant
Bill Longnecker, Planner

Council Member Fearey called the meeting to order at 6:05 P.M. and welcomed guests. DAB members were asked to introduce themselves and the area they represented.

Approval of Minutes

Approval of January 5, 2004 were approved with the following amendment:
Page 3 Wastewater Treatment Plant siting, the presenter was Bruce Barnes, from PEC and not Debra Ary as noted. (**Rumsey/Willis 9-0**)
January 21, 2004 minutes were approved as submitted. (**Rumsey/Willis 9-0**)

Approval of Agenda

The agenda was approved with the following amendment: Item 1 Proposed land exchange at Pat Garcia Memorial Park has been withdrawn from the applicant Francisco Bañuelos and would not be heard. (**Schreck/Daemen 9-0**)

Public Agenda

No members of the public requested to speak.

Member Escobar arrived at 6:10 p.m.

Park Department

**1. Proposed land exchange at Pat Garcia Memorial Park CASE WAS
WITHDRAWN**

Francisco Bañuelos (citizen and local area builder) approached the City Park and Recreation Department with a proposal to exchange a parcel of land he owned east of Wellington Place and south of 25th Street. Doug Kupper, Park Director will explain the proposed land exchange request.

PLANNING

2. CON2004-00002

District VI Advisory Board (DAB) considered a Conditional Use to permit an accessory apartment above a proposed detached garage on property zoned "SF-5" Single-family Residential. Located at the northeast corner of 15th Street North and Womer (1602 N. Womer Drive). The DAB Members were provided the public notice and MAPD staff comments for review prior to the meeting. *Bill Longnecker, Planner* presented the case and reviewed the staff recommendation with members and the public.

Ed Gouge, applicant/owner stated: 1) he had discussed his proposal with neighbors and some were not opposed to the project; 2) the concern of other area neighbors was this would be a rental property; 3) the new garage would cut down on parking clutter on his property; 4) there is a building in the neighborhood larger than he is proposing to build that is being used for storage 5) The structure will be 25x 40 sq.ft. and once finished it would improve his property value and 6) he would be willing to rent only to family.

NOTE: applicant introduced five notes of support and one letter for the proposed request.

Seven members of the public spoke in opposition of the structure stating the following: 1) this will be the beginning of multi-family residences in our neighborhood; 2) this will decrease the value of our homes; 3) this will change the stability of the neighborhood; 4) a Two-story structure does not fit with the character of the neighborhood and 5) if both properties are sold we don't know what the next owners will do with the accessory structure

NOTE: two letters of opposition and 19 protest petitions were submitted to DAB VI

The DAB Members expressed the following: 1) would these two residence be owned by the same person; 2) what would the parking arrangements be for the residence; 3) are there any other Two-story type structures in the area; 4) what will happen to the ROW of trees along 15th street; and 5) how much of a set-back would there be and can the set-back be increased so this structure is **not** built close to the neighbors property.

Two DAB members in opposition stated the following: 1) numerous neighbors are concerned that this structure is out of character for the neighborhood decreasing the property values and 2) this structure would be two residences zoned for single-family living. How will this keep others from not building these types of structures on their properties changing the neighborhood character?

***** **Action Taken:** Motion to **Approve** based on staff recommendations and to include for the owner **not** put a window on the east side of the apartment to allow privacy to his neighbor's swimming pool. **(Schreck/Daemen 8-2 Rumsey/Whittington)**

Councilmember Fearey stated the DAB could recommend adding a protective overlay to the neighborhood project, if needed.

3. **ZON2004-00001**

District VI Advisory Board (DAB) considered a Zone change from “B” Multi-family Residential and “GO” General Office to “GC” General Commercial. Located at the northeast corner of Elm and Topeka (410 Elm and 608 N. Topeka). The DAB Members were provided the public notice and MAPD staff comments for review prior to the meeting. *Donna Goltry, Planner* presented the case and reviewed the staff recommendation with members and the public.

Sheldon Kamen, applicant indicated: 1) he was not yet sure what he planned on developing for this location; 2) the area was more suitable for being zoned as general commercial and it would connect better into the Historical aspect of the neighborhood 3) Projects he has developed in OLD TOWN are nice buildings/businesses and he would not put anything in this area out of character of the community 4) the historical Preservation board will have to approve whatever is to be built/developed for the area and 5) CORE does not have funding for their project and will need to ask the government for support. *Kamen* stated he had one letter of support for his project from Ms. Dee Houserman

Tony Rangel, C.O.R.E. Vice-President asked DAB VI not to approve the zone change request. *Rangel* explained the CORE plan was a partnership of ten of the largest church organizations partnering with Via Christi, USD 259 and the City of Wichita. Their combined efforts are to revitalize the area as residential. We have a proposal out now looking for Developers who would be interested in our project. CORE has been to the Historical Preservation Board to present the plan and show them the improvements if allowed to be residential. Via Christi plans on building a family practice clinic along with training for their doctors and are accepting the idea of a park located close to the facility for convenience to the residents. We would like to keep the bread store but move it closer to the park area, as this would be better for commercial businesses. We will continue to discuss the parking plans with Via Christi.

The DAB Members expressed the following: 1) If the request is allowed as limited commercial, this would require screening for whatever was developed; 2) if the property becomes general commercial and then it is sold the new owner could put in a car lot; 3) what about the parking and its location for commercial businesses; 4) how long has the CORE plan been under development and if any of their vision has come to realization; 5) how soon would the CORE plan start their development 6) there is already too much general commercial in this area allows for many problems and 7) the moratorium for this area is it still in effect?

Member Daemen stated he would not vote due to a conflict of interest.

Council Member Fearey stated as she sits on the CORE Board Of Directors she is able to chair the DAB meeting but not enter into discussion.

***** **Action Taken:** Motion to Deny zone change request and allow adequate time for supporting the CORE plans. (**Bradley/Best 9-0 – 1 Abstain Daemen**)

4. **ZON2004-00002**

District VI Advisory Board (DAB) considered a Zone change from “B” Multi-family Residential and “SF-5” Single-family Residential to “LC” Limited Commercial between 9th Street North and Murdock, on the west side of West Street (901 N. West Street). The DAB Members were provided the public notice and MAPD staff comments for review prior to the meeting. *Bill Longnecker, Planner* presented the case and reviewed the staff recommendation with members and the public.

Stuart Kowalski, representative for the applicant stated: 1) the west street corridor is already mainly zoned limited commercial; 2) the property lot is too small for using as a car lot and 3) the property at this time does not conform to the Comprehensive plan.

There were no members of the public to speak on this request. **Bob Wine, DAB member** and member of the Orchard Park neighborhood association commented the association had discussed this at their last meeting and felt the zone change request would be keeping with the character of the area.

The **DAB Members** inquired on the following: 1) along the requested area would the city be looking at access management due to the traffic; 2) what type of business would be going in the requested zone change location and 3) are they going to put in a car lot.

***** **Action Taken:** Motion to Approve based on staff recommendations (**Wine/ Rumsey10-0**)

BOARD AGENDA

3. **Problem Properties**

No problems were reported. **Council Member Fearey** stated if you have any problem properties you could call Terri and let her know.

4. **Neighborhood Reports**

Council Member Fearey reminded everyone there would be another breakfast on the fourth Saturday of the month.

Updates from Council Member Fearey

▪ The consultant for the 21st Street Development project has been approved by City Council. They will come at the end of the month for three days and begin individual interviews, meet with committee members and hold a public meeting to gather input. **Member Foster** has been selected to assist with this project from Broadway to the Interstate. If you have any input please let him know.

An inquiry from a member about the zoning issues: why don't we get a complete picture of the request. MAPC get pictures or PowerPoint presentations of the request to make decisions from. We need visuals in order to assist with recommendations. Could we get some visuals to assist with our making decisions on planning cases?

Council Member Fearey said she would check with staff to see if they could supply pictures or more visuals for the planning presentations.

With no further business to discuss the meeting adjourned at 8:10 p.m.

Guests

Ed and Brenda Gouge	1602 Womer 67203
Tracy Criman	1633 Womer, 67203
Mr. & Mrs. Vernon Burdine	1642 Womer, 67203
Berle Willis	3834 Woodrow
Stuart Kowalski	100 N. Broadway #500 67202
Jerry Prichard	1607 N. Clarence, 67203
Vern Vogel	1615 N. Clarence, 67203
Don Marler	1601 N. Clarence, 67203
Leslie Hicks	2330 N. Cardinal Dr. 67204
Jo Sandra Houdeshell	1625 Womer
Wayne Houdeshell	1625 Womer
Bobbie&Zella Robinson	1626 Womer
Kathy Dittmer	823 Litchfield
Sheldon Kamen	800 E. 21 st
Tony Rangel	1047 Coolidge

Respectfully Submitted,

Terri Dozal
6th District Neighborhood Assistant